



C. Earl Hunter, Commissioner

*Promoting and protecting the health of the public and the environment.*

**PUBLIC NOTICE**  
**Re-notice**

The P/N# 2006-1E-002-P, Pelican Cove HOA, Inc. is being re-noticed to clarify/revise the following:

- The proposed project, the construction of four community docks, at Pelican Cove Townhomes, Brockman Drive in James Island, will provide shared dock access for the private recreational use of the residents of twenty-eight (28) residential units, not fourteen (14) as previously described.
- The contact person for this project is Eric McClanahan at 843-884-0005. The phone number was incorrect in the original public notice.
- The original Army Corps of Engineers public notice dated February 3, 2006, gave eighteen (18) days to receive written statements regarding the proposed project to them. OCRM gave a thirty (30) day notice, as required by regulation and indicated on the notice coversheet, until March 5, 2006. However, the coversheet was inadvertently left out on some of the notices that were mailed from OCRM. For this reason, OCRM is extending the comment time until March 26, 2006 to give all interested parties thirty (30) days to comment on the project.
- The attached Charleston County GIS map shows the correct TMS numbers of the adjoining property owners. This information is unclear on the project drawings.

Please note: The original public notice of February 3, 2006 is attached for your information.

Comments will be received on the proposed project until March 26, 2006. For further information please contact the project manager for this activity, Melissa Rada, 843-747-4323 ext. 122.

  
February 24, 2006

**SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Ocean and Coastal Resource Management**  
Charleston Office • 1362 McMillan Avenue • Suite 400 • Charleston, SC 29405  
Phone: (843) 744-5838 • Fax: (843) 744-5847 • [www.scdhec.gov](http://www.scdhec.gov)

THE SECRETARY OF THE  
TREASURY  
WASHINGTON, D. C.  
JANUARY 1, 1900

TO THE HONORABLE  
COMMISSIONER OF THE  
INTERNAL REVENUE  
WASHINGTON, D. C.

SIR:

RECEIVED  
JAN 1 1900

Very respectfully,  
Yours,  
[Signature]



# Pelican Cove HOA, Inc.

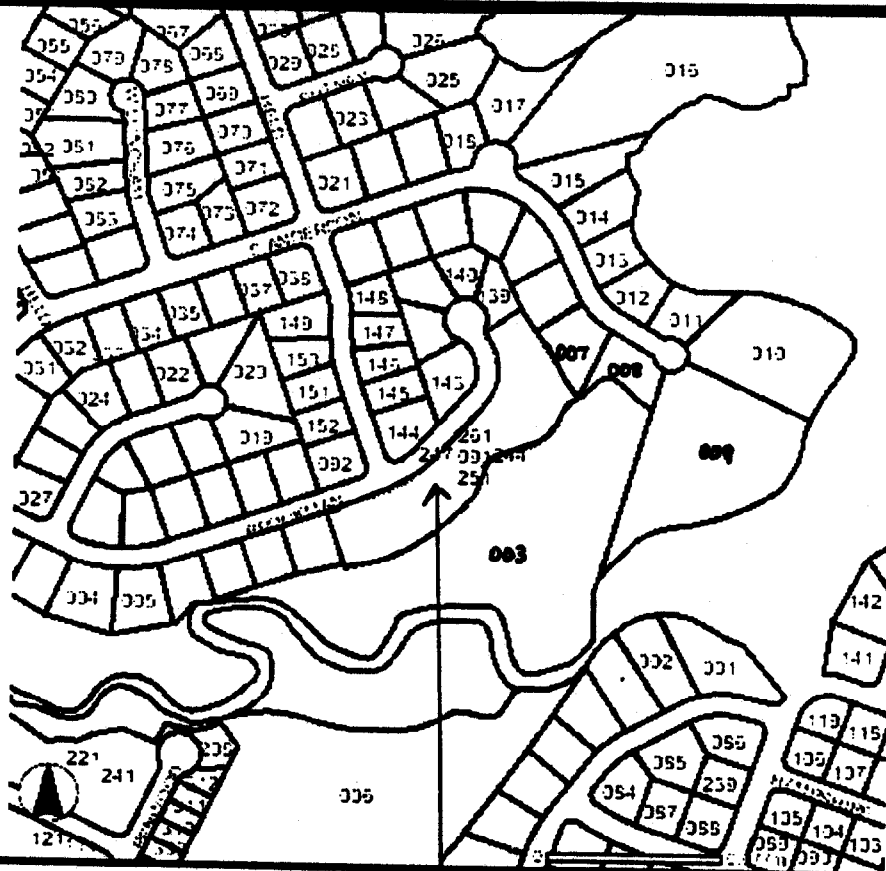
Copyright 2004  
Charleston County GIS  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

## Legend

Selected  
Features

Streets/Roads

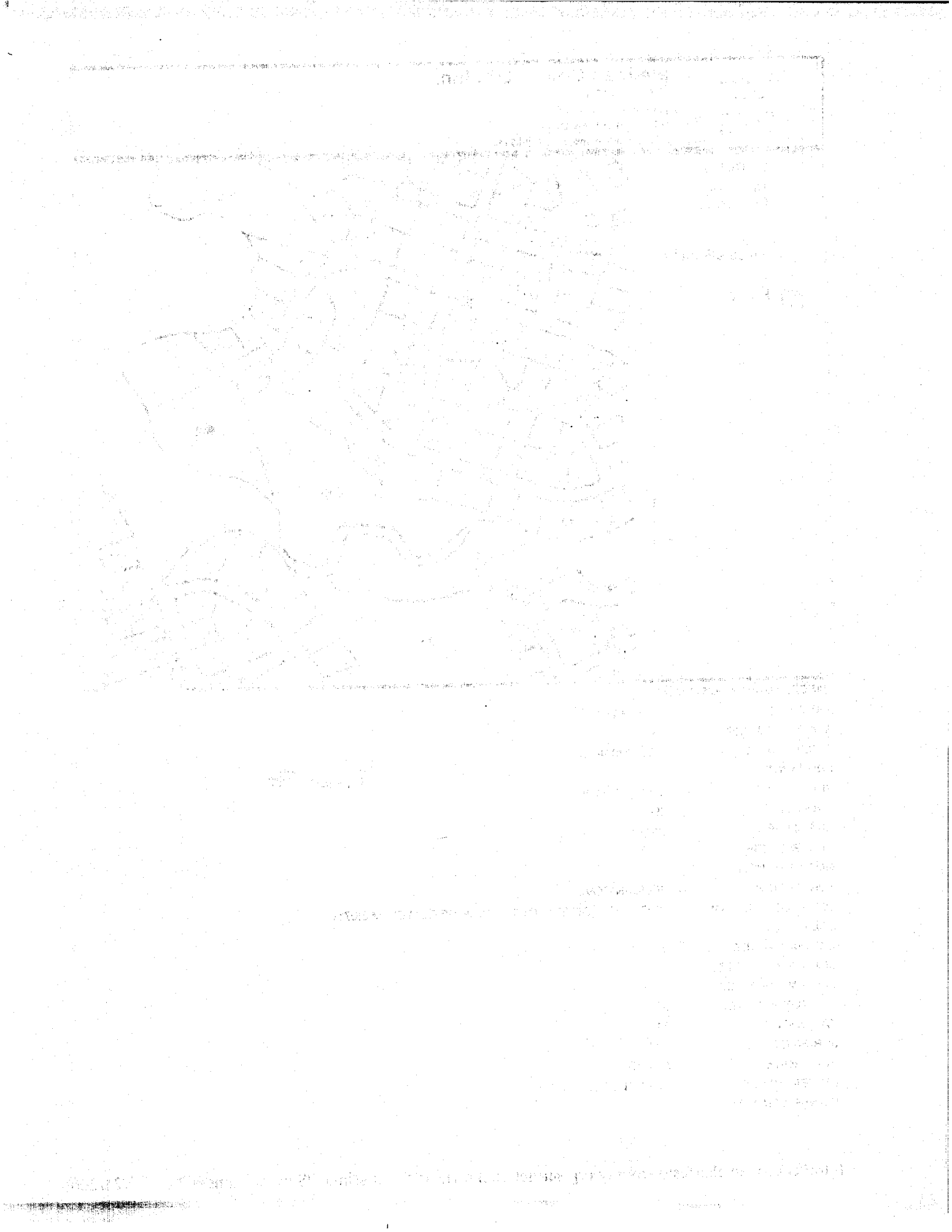
□ Parcels



PARCEL NUMBER : 4251100247

PARCEL ID: 4251100247  
 STREET NUMBER: 23  
 STREET NAME: BROCKMAN DR  
 PROP UNIT: 23C  
 PROP CITY: CHARLESTON  
 PROP ZIP: 29412  
 SITE NAME: UNIT C  
 GENERAL USE: CNU  
 MOBILE HOMES:  
 SUBDIVISION: PELICAN COVE  
 LEGAL DESCRIPTION: UNIT 23-C BLDG 23 % OWNERSHIP OF COM ELEM 3.07%  
 LGL HI ACRES: 0  
 LGL MAR ACRES: 0  
 LGL WATER ACRES:  
 LGL SWAMP ACRES: 0  
 LGL TOTAL ACRES: 0  
 TAX DISTRICT: 34  
 JURISDICTION: CTA  
 PLAT BOOK: A144151  
 OWNER ON 1ST: CHANDLER ERNEST A  
 OWNER2 ON 1ST:

Project Site



**JOINT  
PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**

**69A Hagood Avenue**

**Charleston, South Carolina 29403-5107**

**and the**

**S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**

**OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT**

**1362 McMillan Avenue, Suite 400**

**Charleston, South Carolina 29405**

**REGULATORY DIVISION**

**Refer to: P/N #2006-1E-002-P**

**3 February 2006**

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**PELICAN COVE HOA, INC.**

**c/o MR. JOHN EAGAN**

**P. O. BOX 14559**

**CHARLESTON, SOUTH CAROLINA 29422**

**for a permit to construct four (4) community dock structures in**

**WOLFPIT RUN**

**at Pelican Cove Townhomes, Brockman Drive, James Island, Charleston County, South Carolina.  
(Latitude - 32.73280; Longitude - 79.95585)**

**NOTE:** Please contact Mr. Eric McClanahan, 843-884-005, for access or additional directions to the site.

**In order to give all interested parties an opportunity to express their views**

**NOTICE**

**is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until**

**12 O'CLOCK NOON, TUESDAY, 21 FEBRUARY 2006**

**from those interested in the activity and whose interests may be affected by the proposed work.**

The proposed work consists of constructing four (4) community dock structures consisting of 6' x 10' fixed pierheads attached to highland by 4' wide walkways with lengths varying from 151' to 355'. In addition, 6' x 10' floating docks are to be installed on the upstream side of the fixed pierheads and attached to the fixed pierheads by 4' x 12' ramps. The purpose of this work is to provide shared dock access for the private recreational use of the residents of the fourteen (14) residential units at Pelican Cove.

3 February 2006

**NOTE:** Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

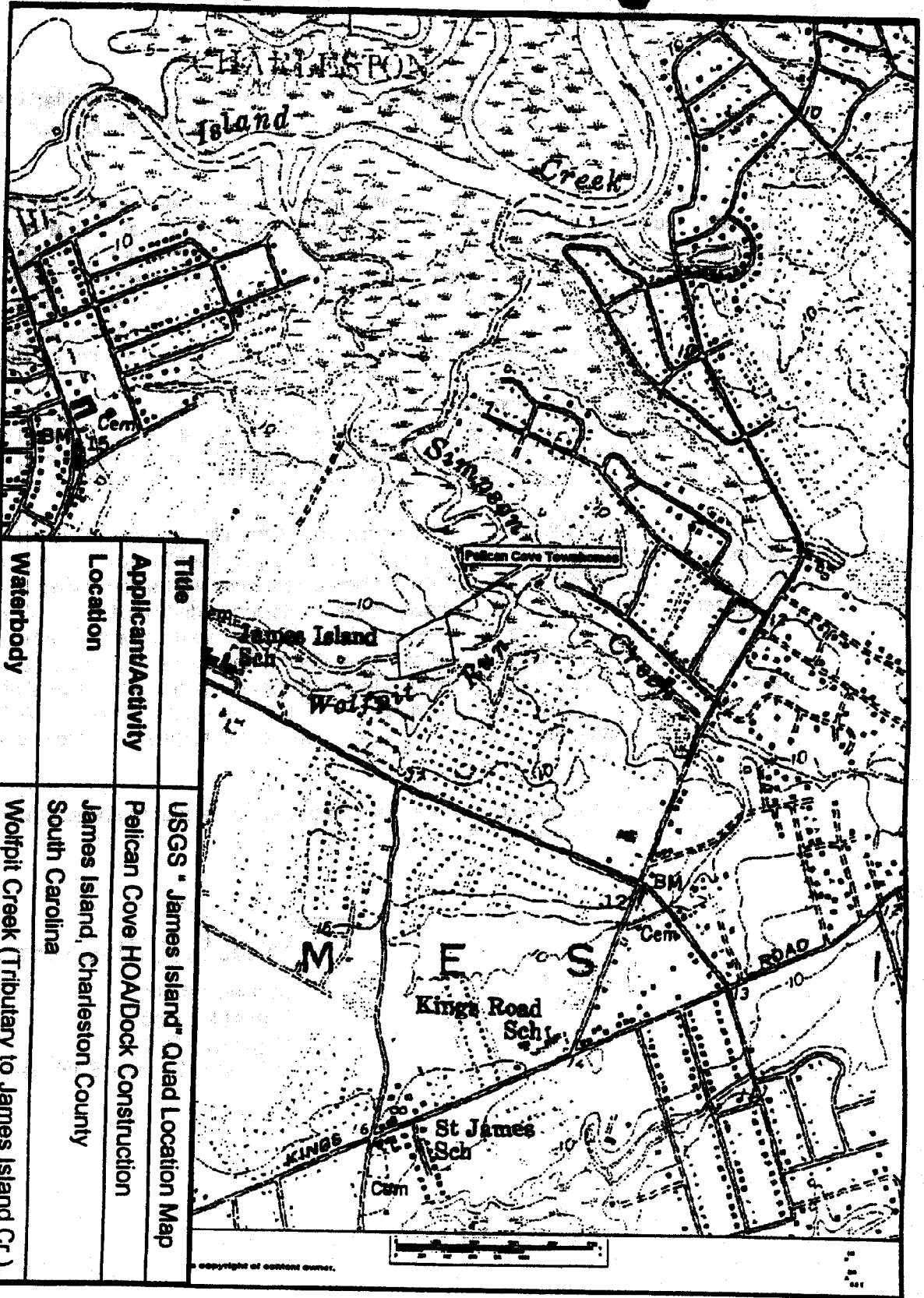


Jackie Easterling  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

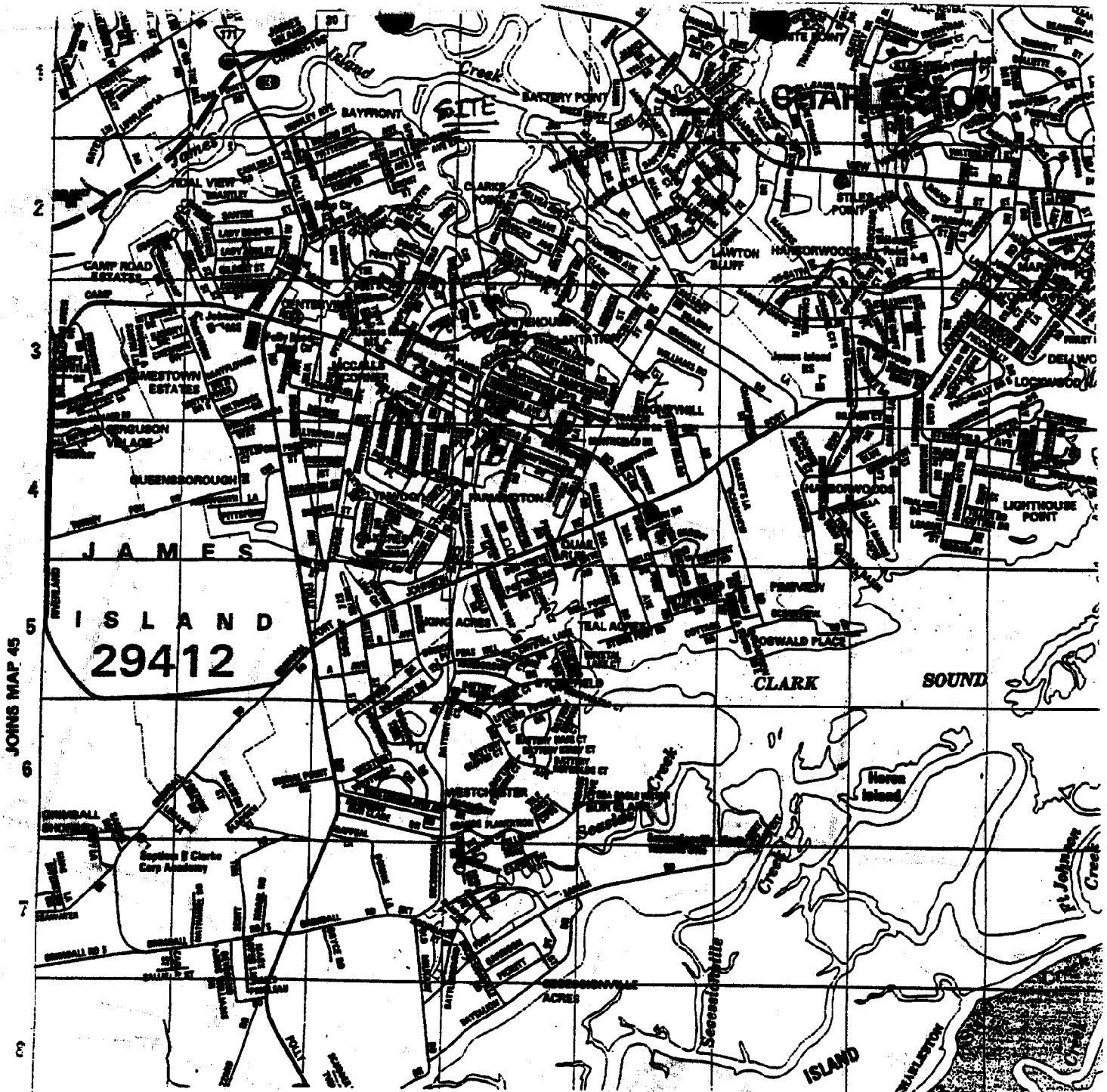
Melissa Rada  
Project Manager  
SCDHEC - OCRM

Sheet 1 of 8

Title	USGS "James Island" Quad Location Map
Applicant/Activity	Pelican Cove HOA/Dock Construction
Location	James Island, Charleston County South Carolina
Waterbody	Wolfpit Creek (Tributary to James Island Cr.)
Date: December 19, 2005	
Scale: As shown	



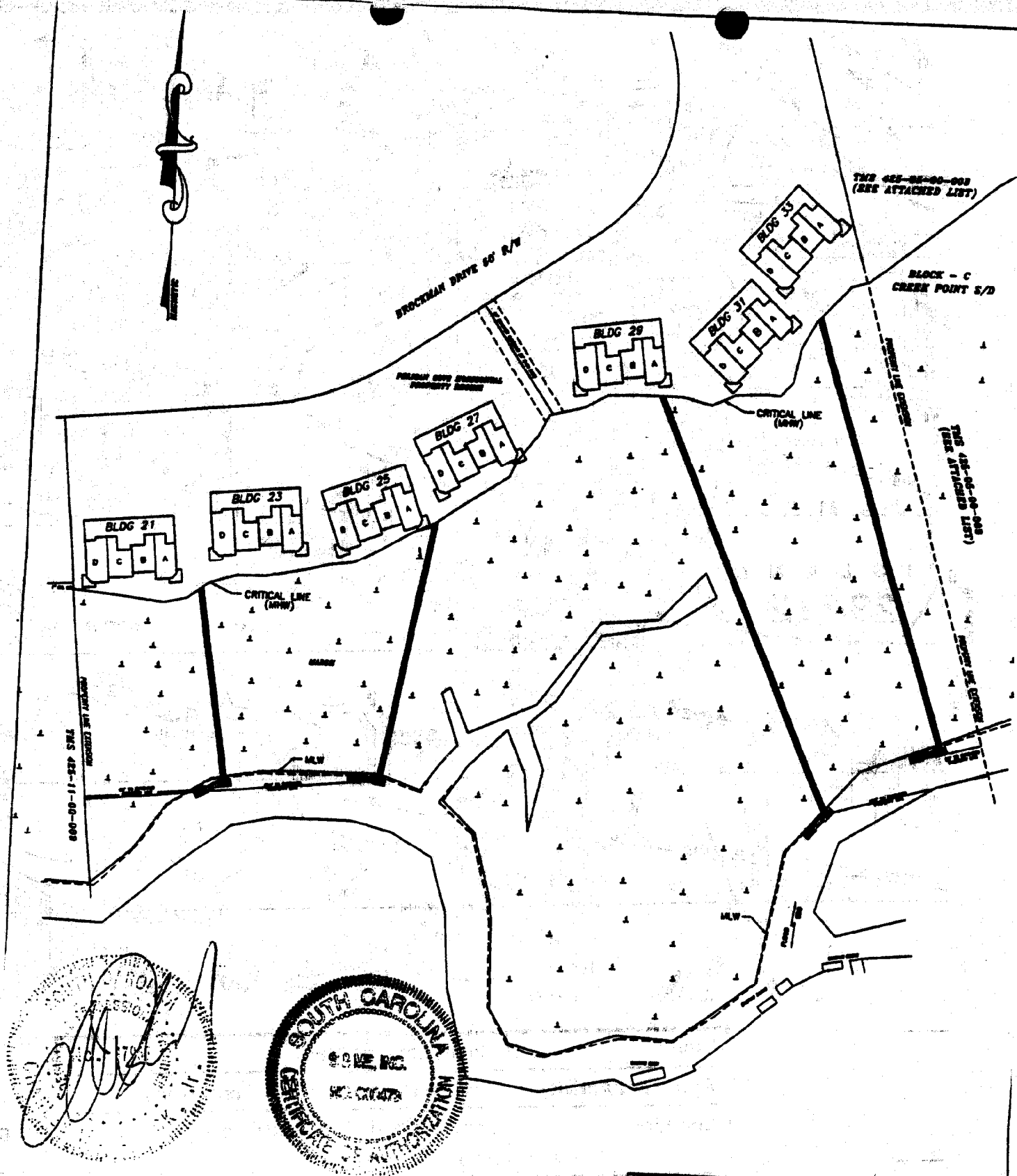
2006-1E-002



<b>Title</b>	Street Location Map
<b>Applicant/Activity</b>	Pelican Cove HOA/Dock Construction
<b>Location</b>	James Island, Charleston County South Carolina
<b>Waterbody</b>	Wolfpit Creek (Tributary to James Island Cr.)
<b>Date:</b>	December 19, 2005
<b>Scale:</b>	NTS

Sheet 2 of 8

2006-1E-002



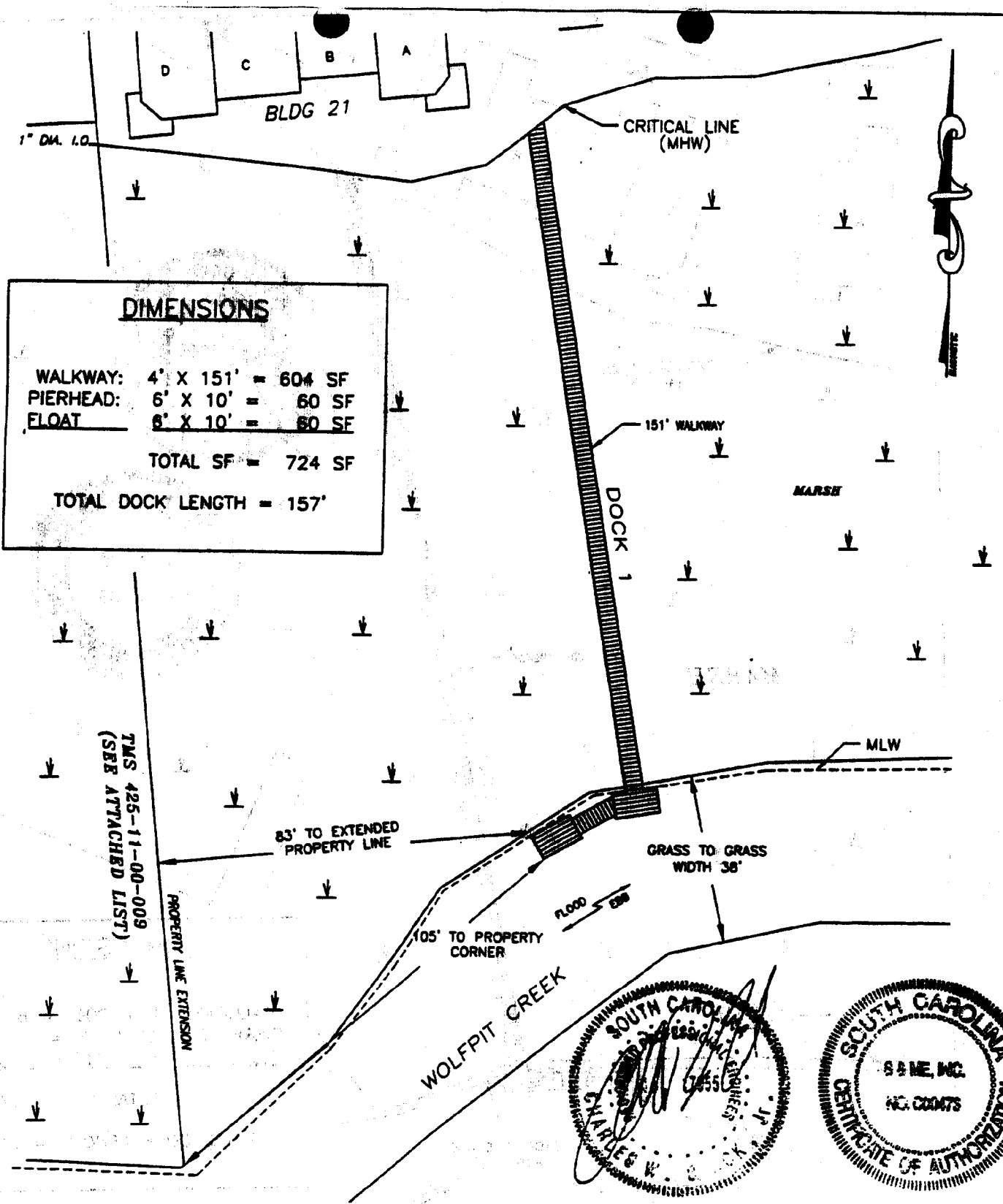
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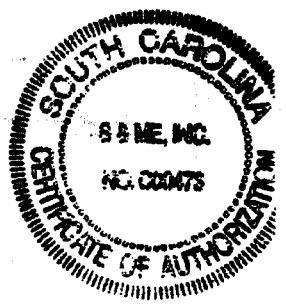
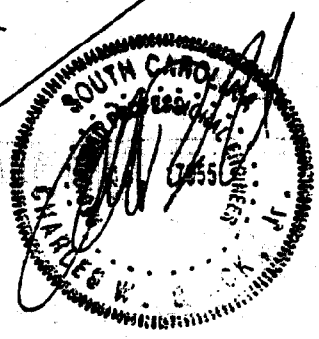
**Notes:**  
 This drawing is intended to show the proposed location of dock only.  
 This drawing adapted by S&ME, Inc. from a survey dated November 2, 2005, completed by Anderson & Associates, Inc.

APPLICANT: PELICAN COVE HOA	
PROJECT TITLE: PELICAN COVE DOCK PLAN	
COUNTY: CHARLESTON	
DATE: 1-16-06	
SCALE: 1"=100'	
SHEET NO. 3 OF 8	
JOB NO. 1134-05-1084	DRAWN BY: LAJ

2006-1E-002

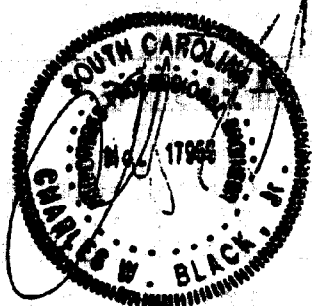
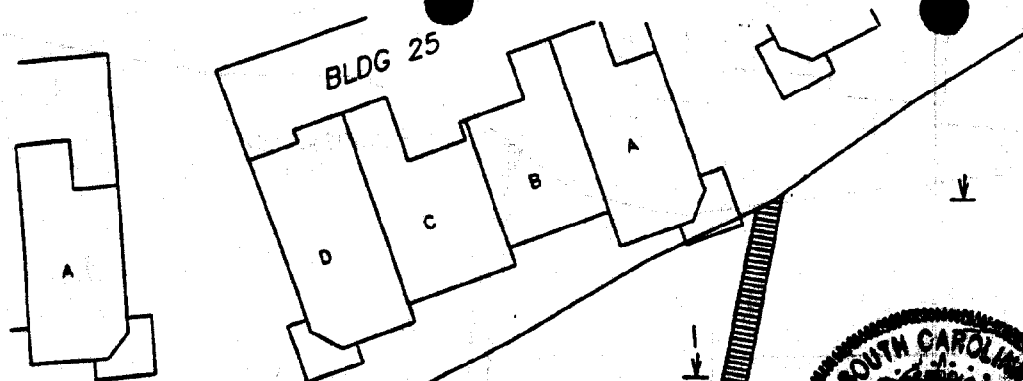


DIMENSIONS		
WALKWAY:	4' X 151' =	604 SF
PIERHEAD:	6' X 10' =	60 SF
FLOAT	6' X 10' =	60 SF
TOTAL SF =		724 SF
TOTAL DOCK LENGTH =		157'



Notes:  
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APPLICANT: PELICAN COVE HOA	
PROJECT TITLE: PELICAN COVE DOCK PLAN	
COUNTY: CHARLESTON	
DATE: 1-16-06	
SCALE: 1"=30'	
SHEET NO. 4 OF 8	2006-1E-002
JOB NO. 1134-05-1084	DRAWN BY: LAJ



MARSH

206' WALKWAY

DOCK 2

MLW

214' TO PROPERTY CORNER

WOLFPIT CREEK

GRASS TO GRASS WIDTH 40'

FLOOD EBB

### DIMENSIONS

WALKWAY: 4' X 206' = 824 SF  
 PIERHEAD: 6' X 10' = 60 SF  
 FLOAT: 6' X 10' = 60 SF  
 TOTAL SF = 944 SF

TOTAL DOCK LENGTH = 212'

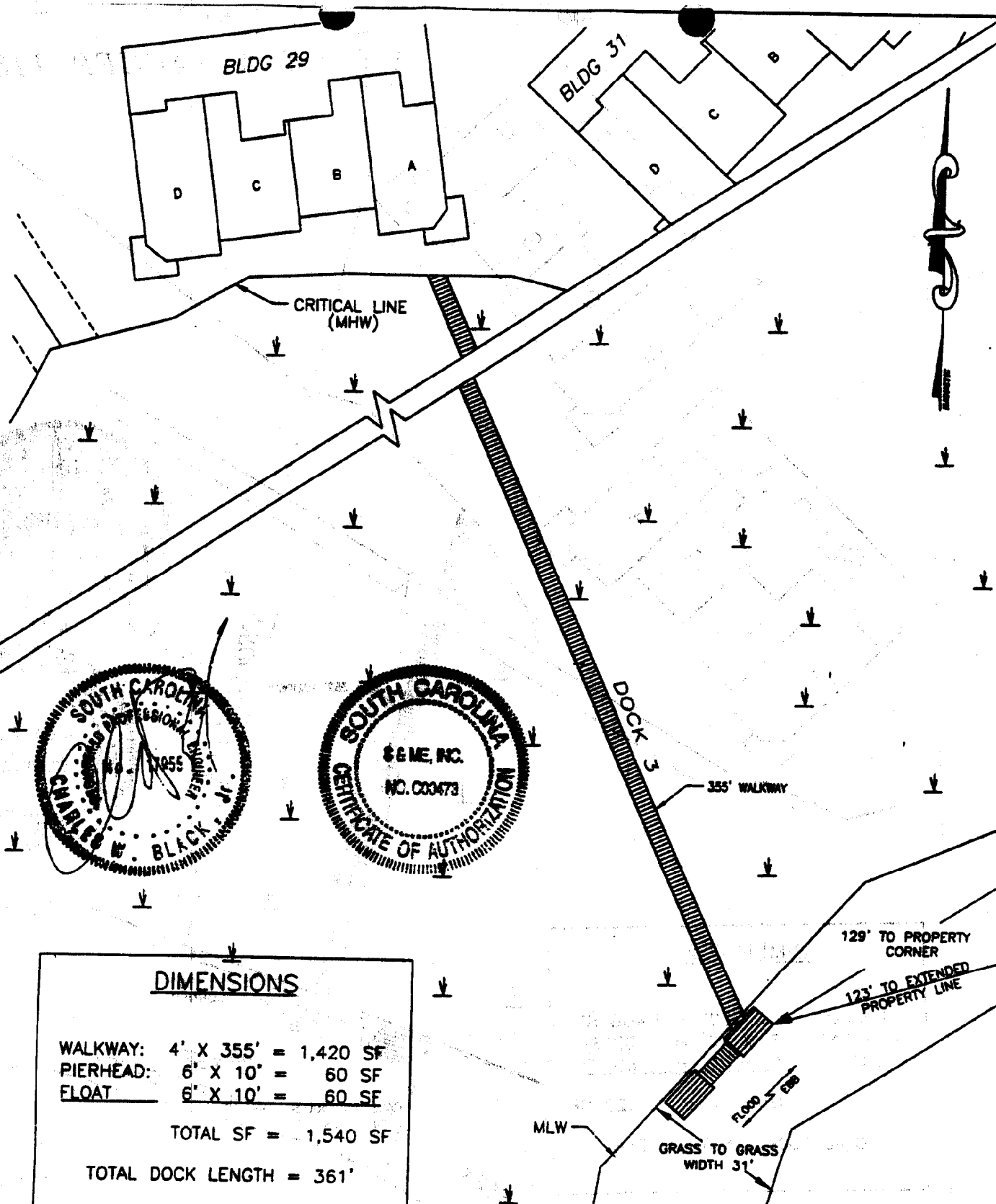
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APPLICANT: PELICAN COVE HOA  
 PROJECT TITLE: PELICAN COVE DOCK PLAN  
 COUNTY: CHARLESTON  
 DATE: 1-16-06  
 SCALE: 1"=30'  
 SHEET NO. 5 OF 8

JOB NO. 1134-05-1084 DRAWN BY: LAJ



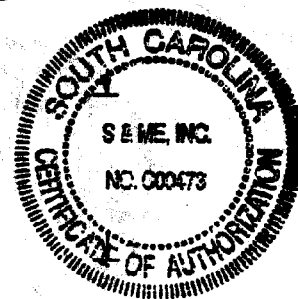
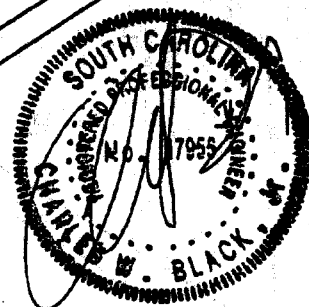
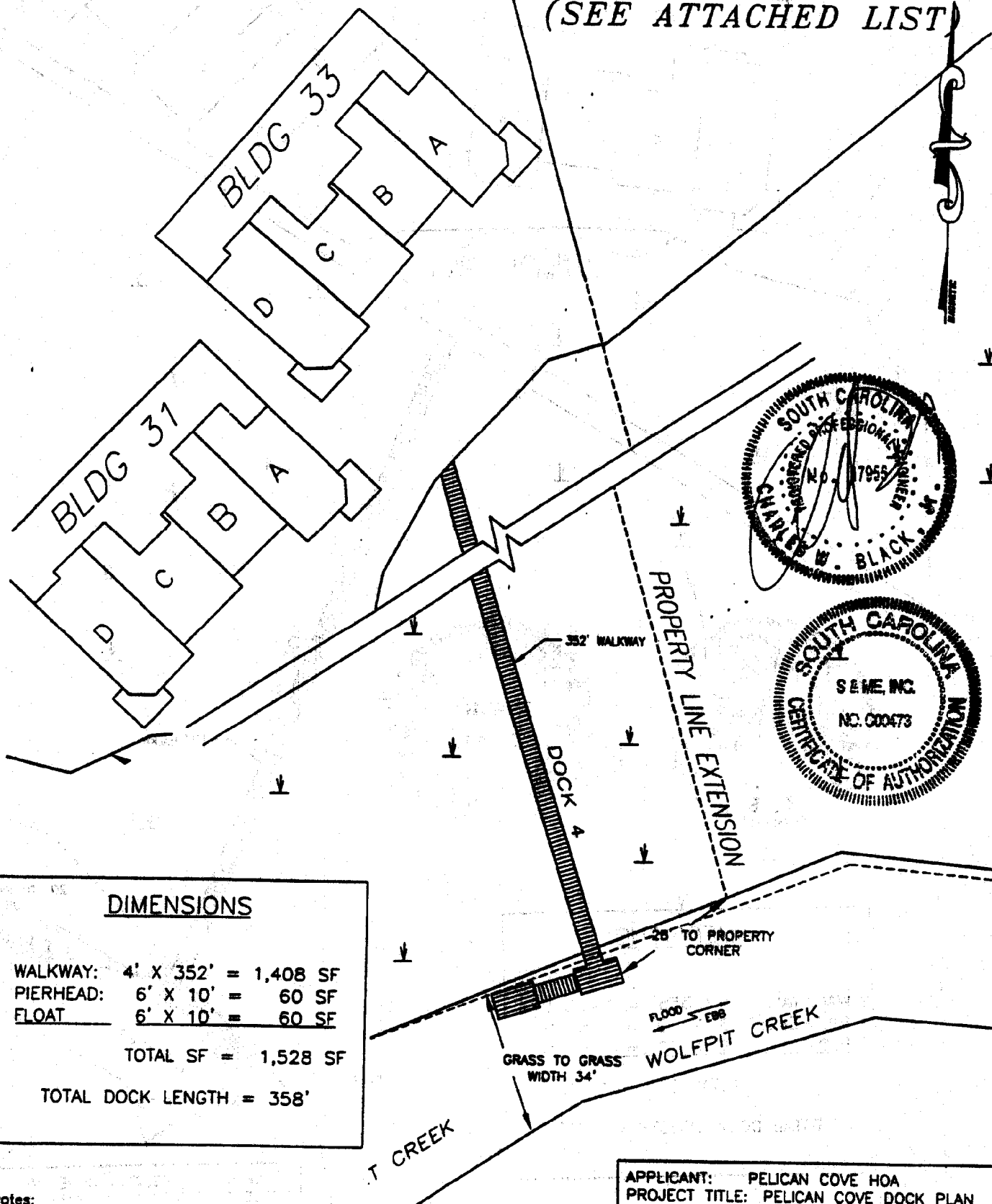
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APPLICANT: PELICAN COVE HOA  
PROJECT TITLE: PELICAN COVE DOCK PLAN  
COUNTY: CHARLESTON  
DATE: 1-16-06  
SCALE: 1"=30'  
SHEET NO. 6 OF 8  
JOB NO. 1134-05-1084  
DRAWN BY: LAJ

(SEE ATTACHED LIST)



### DIMENSIONS

WALKWAY: 4' X 352' = 1,408 SF  
PIERHEAD: 6' X 10' = 60 SF  
FLOAT 6' X 10' = 60 SF

TOTAL SF = 1,528 SF

TOTAL DOCK LENGTH = 358'

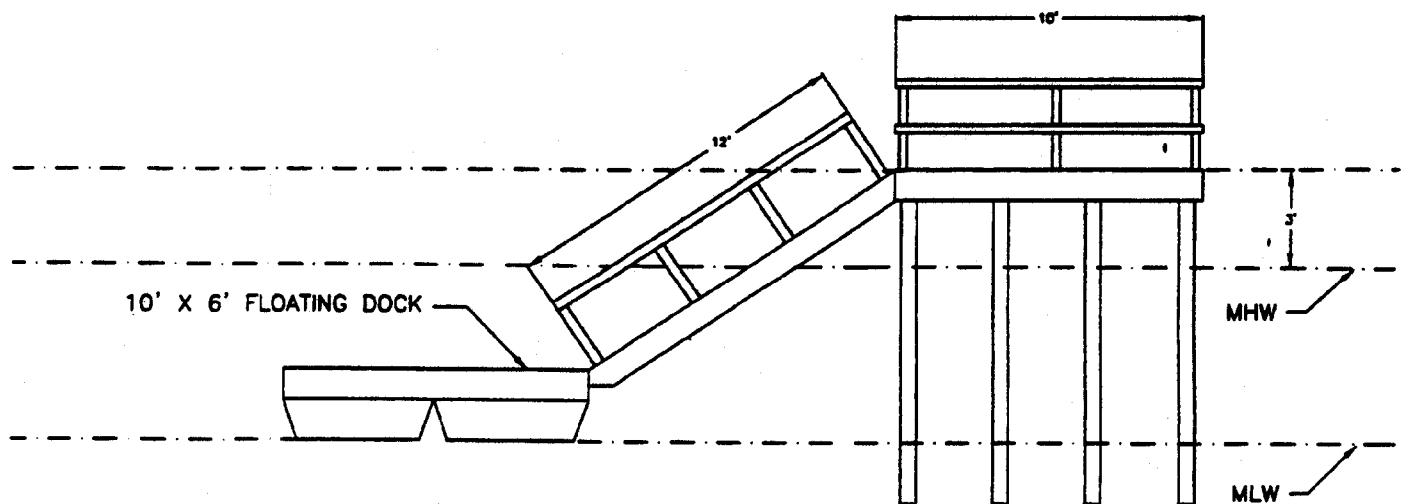
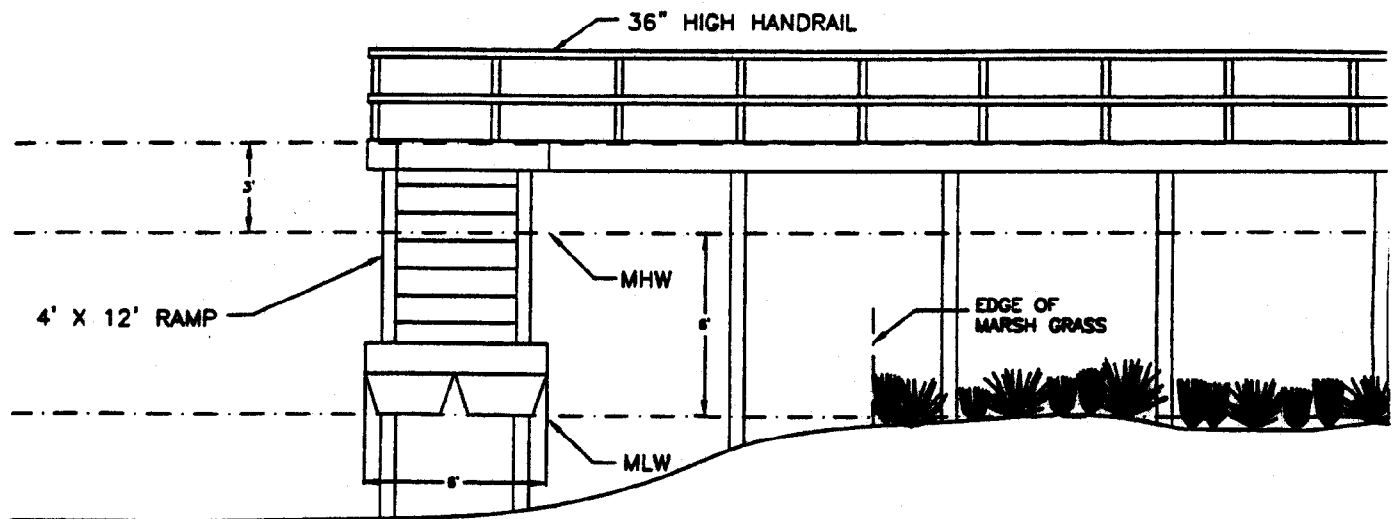
### Notes:

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This drawing adapted by S&ME, Inc. from a survey dated November 2, 2005, completed by Anderson & Associates, Inc.

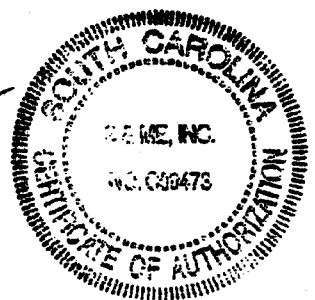
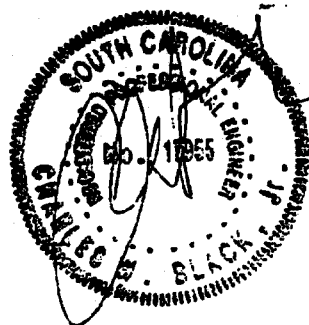
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PROJECT TITLE: PELICAN COVE DOCK PLAN  
COUNTY: CHARLESTON  
DATE: 1-16-06  
SCALE: 1"=30'  
SHEET NO. 7 OF 8 2006-16-003

JOB NO. 1134-05-1084 DRAWN BY: LAJ



### DIMENSIONS

PIERHEAD: 6' X 10' = 60 SF  
 FLOAT 6' X 10' = 60 SF



#### Notes:

This drawing is intended to show the proposed location of dock only.

This drawing adapted by S&ME, Inc. from a survey dated November 2, 2005, completed by Anderson & Associates, Inc.

APPLICANT: PELICAN COVE HOA  
 PROJECT TITLE: PELICAN COVE DOCK PLAN  
 COUNTY: CHARLESTON  
 DATE: 1-16-06  
 SCALE: NTS  
 SHEET NO. 8 OF 8  
 JOB NO. 1134-05-1084  
 DRAWN BY: LAJ

2006-1E-002